

## Article K: Zoning Districts; Specific Requirements

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### **Sec. 9-1-200 R-1 Residential District.**

- (a) **Purpose.** This District provides for one- (1) family and two- (2) family year-round residential development protected from traffic hazards and the intrusion of incompatible land uses. It is intended to encourage such development around existing residential areas where soil conditions are suitable for such development and in those areas which can be economically and readily served by utilities and municipal facilities.
- (b) **Permitted Uses.**
  - (1) Single family dwellings.
  - (2) Private garages and carports no larger than seven hundred twenty (720) square feet with eight (8) foot wall.
  - (3) Essential services and utilities intended to serve the principal permitted use.
  - (4) Signs subject to the provisions of Article E.
  - (5) Horticulture and gardening.
  - (6) Customary accessory uses provided such uses are clearly incidental to the principal use and that no such use generates traffic or noise that would create a public or private nuisance.
  - (7) Multi-family [three (3) or more] dwelling units.
- (c) **Uses Authorized by Conditional Permit.**
  - (1) Rooming or boarding houses.
  - (2) Mobile home parks subject to the provisions of Article F.
  - (3) Public and semi-public uses including but not limited to the following: public and private schools, churches, public parks and recreation areas, hospitals, rest homes and homes for the aged, fire and police stations, historic sites. Sewage disposal plants, garbage incinerators and maintenance, repair or storage buildings shall not be permitted.
  - (4) Telephone, telegraph and power transmission towers, poles and lines, including transformers, substations, relay and repeater stations, equipment housing and other necessary appurtenant equipment and structures.
  - (5) Home occupations or professional offices provided no such use occupies more than twenty-five percent (25%) of the total floor area of the dwelling, not more than one (1) nonresident person is employed on the premises, and such use will not include an operational activity that would create a nuisance to be otherwise incompatible with the surrounding residential area.
  - (6) Recreation trails including hiking, snowmobiling and bicycling.
  - (7) Private garages and carports over seven hundred twenty (720) square feet (10,000 cu. ft.).

## **Sec. 9-1-201 RR-1 Residential-Recreation District.**

- (a) **Purpose.** This District is intended to provide for seasonal residential development and essential recreation-oriented service in areas of high recreational value where soil conditions and other physical features will support such development without depleting or destroying natural resources.
- (b) **Permitted Uses.**
  - (1) Single family year around dwellings.
  - (2) Horticulture and gardening.
  - (3) Essential services and utilities to serve the principal permitted use.
  - (4) Signs subject to the provisions of Article E.
  - (5) Customary accessory uses provided such uses are clearly incidental to the principal permitted use.
  - (6) Permissible to be entered into Forest Crop.
- (c) **Uses Authorized by Conditional Permit.**
  - (1) Multi-family dwellings.
  - (2) Mobile home parks and trailer parks subject to the provisions of Article F.
  - (3) Telephone, telegraph and power transmission towers, poles and line, including transformers, substations, relay and repeater stations, equipment housing and other necessary appurtenant equipment and structures.
  - (4) Recreational service-oriented uses such as resorts and motels, restaurants and cocktail lounges, marinas, sport shops and bait sales, other recreational services which in the opinion of the County Zoning Committee are of the same general character or clearly incidental to a permitted use or use authorized by conditional permit.
  - (5) Recreation trails, including but not limited to the following: hiking, snowmobiling and bridle.
  - (6) Private garages and carports over seven hundred twenty (720) square feet.

## **Sec. 9-1-202 R-2 Single Family Residential District.**

- (a) **Purpose.** This District is intended to provide for large lot, residential development in areas of high recreational value where soil conditions and other physical features will support such development without depleting or destroying natural resources.
- (b) **Permitted Uses.**
  - (1) Single family dwellings.
  - (2) Horticulture and gardening.
  - (3) Essential services and utilities to serve the principal permitted use.
  - (4) Signs subject to the provisions of Article E.
  - (5) Customary accessory uses provided such uses are clearly incidental to the principal permitted use.



(c) **Uses Authorized by Conditional Permit.**

- (1) Multi-family dwellings.
- (2) Telephone, telegraph and power transmission towers, poles and lines, including transformers, substations, relay and repeater stations, equipment housing and other necessary appurtenant equipment and structures.
- (3) Recreation trails, including but not limited to the following: hiking, snowmobiling and bridle.
- (4) Private garages and carports larger than seven hundred twenty (720) square feet.

**Sec. 9-1-203 A-1 Agricultural District.**

- (a) **Purpose.** This District is intended to provide for the continuation of general farming and related activities in those areas best suited for such development; and to prevent the untimely and uneconomical scattering of residential, commercial, or industrial development into such areas.

(b) **Permitted Uses.**

- (1) One- (1) family and two- (2) family farm residences and a single mobile home, but only when occupied by owners and/or persons engaged in farming activities on the premises.
- (2) All agricultural land uses, buildings and activities except farms for disposal of garbage or offal.
- (3) Roadside stands for the sale of products grown on the premises, if sufficient off-street parking space for customers is provided.
- (4) Agricultural processing industries and warehouses, except slaughterhouses, and rendering and fertilizer plants.
- (5) Vacation farms and other farm-oriented recreational uses such as riding stables, winter sports activities and game farms.
- (6) Cemeteries and mausoleums.
- (7) Essential services and utilities intended to serve a permitted use on the premises.
- (8) Woodlots and tree farms.
- (9) Customary accessory uses provided such uses are clearly incidental to a principal permitted use.
- (10) Signs subject to the provisions of Article E.

(c) **Uses Authorized by Conditional Permit.**

- (1) One- (1) family and two- (2) family year-round dwellings.
- (2) Mobile home parks and trailer parks subject to the provisions of Article F.
- (3) Dumps for the disposal of garbage, sewage, rubbish, or offal, subject to the applicable provisions of Wisconsin Administrative Code and the provisions of Article F.
- (4) Slaughterhouse, rendering and fertilizer plants.

- (5) Public and semi-public uses including but not limited to the following: public and private schools, churches, public parks and recreation areas, hospitals, rest homes and homes for the aged, fire and police stations, historic sites, sewage disposal plants, garbage incinerators and maintenance, repair or storage buildings shall not be permitted.
- (6) Telephone, telegraph and power transmission towers, poles and lines, including transformers, substations, relay and repeater stations, equipment housing and other necessary appurtenant equipment and structures.
- (7) Airports.
- (8) Quarrying, mining and processing of products from these activities subject to the provisions of Section 9-1-101.

## **Sec. 9-1-204 C-1 Commercial District.**

- (a) **Purpose.** This District is intended to provide for the orderly and attractive grouping at appropriate locations of retail stores, shops, offices and similar commercial establishments.
- (b) **Permitted Uses.** Facilities such as, but not limited to the following:
  - (1) Retail stores and shops offering convenience goods and services.
  - (2) Business and professional offices and studios.
  - (3) Banks and savings and loan offices.
  - (4) Public and semi-public buildings and institutions.
  - (5) Commercial entertainment facilities.
  - (6) Laundromats.
  - (7) Restaurants.
  - (8) Taverns.
  - (9) Medical and dental clinics.
  - (10) Auto services stations and maintenance facilities.
  - (11) Public and private marinas.
  - (12) Recreation service-oriented facilities as stated in the RR-1 District.
  - (13) Motels and tourist homes.
  - (14) Rooming and boarding houses.
  - (15) Customary accessory uses provided such uses are clearly incidental to the principal use.
  - (16) Single family dwellings.
- (c) **Uses Authorized by Conditional Permit.**
  - (1) Public and semi-public conditional uses as stated in the R-1 District.
  - (2) New and used car sales establishments.
  - (3) Wholesaling establishments.
  - (4) Transportation terminals.
  - (5) Farm implement sales firms.



- (6) Outdoor theaters.
- (7) Miniature golf, go-karts and amusement parks.
- (8) Drive-in establishments offering in-car service to customers.

## **Sec. 9-1-205 I-1 Industrial District.**

- (a) **Purpose.** This District is intended to provide for manufacturing and industrial operations which, on the basis of actual physical and operational characteristics, would not be detrimental to surrounding areas by reason of smoke, noise, dust, odor, traffic, physical appearance or similar factors relating to public health, welfare and safety. Those industries requiring outdoor storage for raw materials and/or finished products may be required to provide a fence or screen.
- (b) **Permitted Uses.**
  - (1) Manufacturing, assembly, fabricating, and processing plants and similar-type industrial operations consistent with the purposes of this District.
  - (2) General warehousing.
  - (3) Accessory uses clearly incidental to a permitted use.

Any use determined to be objectionable by the County Zoning Committee on the basis of pollution, noise, dust, smoke, vibration, odor, flashing lights, or danger of explosion may be permitted only upon the issuance of a conditional use permit setting forth dimensional and site requirements, performance standards, aesthetic controls and pollution standards for that particular use.
- (c) **Uses Authorized by Conditional Permit.**
  - (1) Salvage yards, subject to the provisions of Section 9-1-102.
  - (2) Quarrying, mining and processing of products from these activities, subject to the provisions of Section 9-1-101.

## **Sec. 9-1-206 F-1 Forestry District.**

- (a) **Purpose.** This District provides for the continuation of forest programs and related uses in those areas best suited for such activities. It is intended to encourage forest management programs and also to recognize the value of the forest as a recreational resource by permitting as a conditional use certain recreational activities which, when adequately developed, are not incompatible to the forest.
- (b) **Permitted Uses.**
  - (1) Production of forest crops, including tree plantations.
  - (2) Harvesting of wild crops such as marsh hay, ferns, moss, berries, tree fruits and tree seeds.
  - (3) Recreation trails, including but not limited to the following: hiking, snowmobiles, bridle.

- (4) Signs, subject to the provisions of Article E.
- (5) Wildlife refuges.
- (c) **Uses Authorized by Conditional Permit.**
  - (1) Hunting and fishing cabins.
  - (2) Seasonal dwellings and customary accessory buildings such as private garages and carports on the same lot as the seasonal dwelling unit.
  - (3) Public and private parks, playgrounds and winter sports areas.
  - (4) Dams, plants for production of electric power and flowage areas.
  - (5) Trailer camps subject to the provisions of Section 9-1-105.
  - (6) Forest-connected industries such as sawmills, debarking operations, chipping facilities and similar operations. Pulp and paper production plants are not permitted.
  - (7) Recreation and youth camps.
  - (8) Riding stables.
  - (9) Shooting ranges.
  - (10) Quarrying and mining operations subject to the provisions of Section 8-1-101.
  - (11) Year-round residences for caretakers of recreational areas.
  - (12) Telephone, telegraph and power transmission towers, poles and lines including transformers, substations, relay and repeater stations, equipment housings and other necessary appurtenant equipment and structures, radio and television stations and transmission towers, fire towers and microwave radio relay towers.
  - (13) Airports.
  - (14) Garbage and refuse disposal sites subject to the provisions of Section 9-1-103.

## **Sec. 9-1-207 W-1 Non-Shoreland Resource Conservation District.**

- (a) **Purpose.** This District is intended to be used to prevent destruction of natural or manmade resources and to protect watercourses including the shorelands of navigable waters, and areas which are not adequately drained, or which are subject to periodic flooding, where developments would result in hazards to health or safety; would deplete or destroy resources; or be otherwise incompatible with the public welfare, and may not include shoreland wetland as identified on wetland maps of Iron County stamped final on October 16, 1984.
- (b) **Permitted Uses.**
  - (1) Public fish hatcheries.
  - (2) Soil and water conservation programs.
  - (3) Forest management programs.
  - (4) Wildlife preserves.
- (c) **Uses Authorized by Conditional Permit.**
  - (1) Drainage where such activity will not be in conflict with the stated purposes of this District.



- (2) Public and private parks.
- (3) Dams, plants for the production of electric power and flowage areas.
- (4) Grazing where such activities will not be in conflict with the stated purposes of this District.
- (5) Accessory structures such as hunting and fishing lodges.
- (6) Orchards and wild crop harvestings.
- (7) Telephone, telegraph and power transmission towers, poles and lines including transformers, substations, relay and repeater stations, equipment housings and other necessary appurtenant equipment and structures, radio and television stations and transmission towers, fire towers and microwave radio relay towers.
- (8) Recreation trails, where such activities would not be in conflict with the stated purpose of this District.
- (9) Trailer camps, subject to the provisions of Section 9-1-105.
- (10) Signs, subject to the provisions of Article E.

**NOTE:** No use shall involve dumping or filling of mineral soil or peat removal or any other use that would disturb the natural fauna, flora, watercourses, water regimen, or topography.

## **Sec. 9-1-208 PUD Planned Unit Development District.**

- (a) The PUD District is intended to provide for large-scale residential or residential-recreational development. This District shall have no definite boundaries until such are approved by the County Board on the recommendation of the Land and Zoning Committee in accordance with procedures prescribed for zoning amendments by Sec. 59.97, Wis. Stats. Plans for the proposed development shall be submitted in duplicate, and shall show the location, size and proposed use of all structures and land included in the areas involved. The plans may provide for a combination of single and multi-family development as well as related commercial uses, provided that the plans indicate that:
  - (1) A single area of at least five (5) acres is involved.
  - (2) Each residential building and lot in the District will conform to the R-1 District requirements and each commercial building and lot will conform to the C-1 District requirements.
  - (3) Adequate streets and sidewalks as determined to serve the needs of the area involved will be provided.
  - (4) Adequate access to public streets and proper internal circulation will be provided.
  - (5) Adequate sewer and water facilities will be provided.
  - (6) The development will constitute a reasonable extension of the living areas in the County and will be compatible with surrounding land uses.
- (b) The requirements of this District shall apply uniformly to all such residential or residential-recreational developments regardless of type or form of ownership.